City of Santa Clara



PLANNING COMMISSION MEETING AGENDA

Wednesday, December 12, 2012 - 7:00 P.M.

CITY COUNCIL CHAMBERS 1500 Warburton Avenue Santa Clara, CA 95050

Please refer to the Planning Commission Procedural Items coversheet for information on all procedural matters.

ITEMS FOR COUNCIL ACTION

The following items from this Planning Commission agenda will be scheduled for Council review following the conclusion of hearings and recommendations by the Planning Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items:

- Item 8.A. PLN2012-09349, Address: 2920 Coronado Drive (Rezoning)
- Item 8.B. PLN2012-09495, Address: 765 Locust Street (Rezoning)
- Item 8.C. PLN2012-09486, Address:1079 Alviso (Rezoning)

1. PLEDGE OF ALLEGIANCE and INVOCATION

2. ROLL CALL

3. DISTRIBUTION OF AGENDA AND STAFF REPORTS

Copies of current agendas and staff reports for each of the items on the agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are available at the Commission meeting at the time of the hearing.

4. DECLARATION OF COMMISSION PROCEDURES

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A. Withdrawals
- B. Continuances without a hearing
- C. Exceptions (requests for agenda items to be taken out of order)

6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the public may briefly address the Commission on any item not on the agenda.

7. CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted, based upon the findings prepared and provided in the written staff report, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Planning Commission, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Planning Commission meeting when the Chair calls for these requests during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

7.A. Planning Commission Minutes of November 28, 2012

7.B. File No.(s):

PLN2012-09366

Location:

5350 Great America Parkway a 2,086 square foot tenant space on a .93 acre site located on the west side of Great America Parkway approximately 225 feet south of Old Mountain View Alviso Road zoned PD (CT) Planned Development-Thoroughfare

Commercial (CT) APN: 104-49-028

Applicant: Owner:

Mansoor Dinga Ben Furuichi Trustee

Request:

Les Permit Amendment ellewing b

Use Permit Amendment allowing beer and wine service (ABC License Type 41) with up to 44 seats at

an existing restaurant

CEQA Determination:

Exempt, Section 15301, Class 1 permitting to Existing

Facilities involving negligible or no expansion of use

Project Planner:

Marge Sung, Associate Planner

Steve Le, Planning Intern

Staff Recommendation:

Approve, subject to conditions

8. PUBLIC HEARING ITEMS

8.A. File No.(s):

PLN2012-09349/ CEQ2010-01105

Address:

2920 Coronado Drive, a 1.42 acre parcel at the intersection of Central Expressway and Coronado Drive (APN: 216-46-020). Property is zoned Light

Industrial (ML)

Applicant/Owner:

Request:

Tiemo Mehner, DCM Designs/Jay DiMaggio, CoreSite

Rezone from Light Industrial (ML) to Public, Quasi Public and Public Parks or Recreation (B) to facilitate construction of general substation and the property

transfer to Silicon Valley Power

CEQA Determination:

Project Planner:

Previously Adopted Mitigated Negative Declaration

Payal Bhagat, Assistant Planner

Staff Recommendation:

Recommend City Council Approval of the rezoning,

subject to conditions

8.B. File No.(s):

PLN2012-09495

Address/APN:

765 Locust Street, a 5,400 square foot parcel located on the north side of Locust Street approximately 65 feet east of Alviso Street, APN: 269-44-048; Property

is zoned Thoroughfare Commercial (CT)

Applicant/Owner:

E. Duke Wall

Request:

Rezone from Thoroughfare Commercial (CT) Single Family Residential (R1-6L); City Council Initiated

Rezoning

CEQA Determination:

Categorically Exempt per Section 15303; New

Construction or Conversion of Small Structures

Project Planner:

Debby Fernandez, Associate Planner

Staff Recommendation:

Recommend City Council Approval, subject to

conditions

8.C. File No.(s):

PLN2012-09486

Address/APN: 1079 Alviso Street, a 2,779 square foot parcel

located on the southeast corner of Alviso Street and Benton Street, APN: 269-23-047; Property is zoned

Thoroughfare Commercial (CT)

Applicant/Owner:

Request:

Santa Clara University

Rezone from Downtown Commercial (CD)

to Planned Development (PD)

CEQA Determination:

Categorically Exempt per Section 15303; New Construction or Conversion of Small Structures

Project Planner:

Debby Fernandez, Associate Planner

Staff Recommendation:

Recommend City Council Approval, subject to

conditions

8.D. File No.(s): PLN2012-09277

Address/APN:

1153 Crowley Avenue, a 0.12 acre parcel located near the intersection of Crowley Avenue and Wallace Street

APN: 290-15-142; Property is zoned R1-6L

(Single Family Residential)

Applicant/Owner:

Request:

Dale Spengler (appellant)/Jason Townsend Appeal of Architectural Committee approval

allowing a new 2,951 square foot two story residence

CEQA Determination:

Categorically Exempt per Section 15303; New

Construction or Conversion of Small Structures

Project Planner:

Payal Bhagat, Assistant Planner

Staff Recommendation:

Deny Appeal and Uphold the Architectural Committee Decision, subject to conditions

9. OTHER BUSINESS

9.A. **Commission Procedures and Staff Communications**

- i. Announcements/Other Items
- ii. Report of the Director of Planning and Inspection
 - City Council Action

iii. Commission/Board Liaison and Committee Reports

- Architectural Committee: Commissioners Stattenfield and Costa
- Station Area Plan: Commissioner Champeny
- General Plan sub-Committee: Commissioners Champeny and O'Neill

iv. Commission Activities

- Commissioner Travel and Training Reports
- v. Upcoming agenda items
 - Planning Commission Procedures

10. ADJOURNMENT

Adjourn. The next regular Planning Commission meeting will be held on Wednesday, January 9, 2013, at 7:00 p.m.

Prepared by: Meoria.

Gloria Sciara, AICP

Development Review Officer

Approved by: Kevin L. Rilev

Director of Planning & Inspection

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